

## MINUTES

Regular Meeting: Workshop Session  
George W. Clay, Jr. Utility Operations Center

May 4, 2009  
Monday, 6:00 p.m.

**Present:** Mayor Pro tempore Michael R. (Mike) Royster, presiding; Council Members Christopher H. (Chris) Mabry, Larry G. Ware, Jeanette D. Patterson, Joel R. Shores, Jr., Andrew L. Hopper, Sr.; City Manager Rick Howell, City Attorney Robert W. (Bob) Yelton, City Clerk Bernadette A. Parduski, CMC, Director of Finance Theodore B. (Ted) Phillips, CPA, Director of Human Resources Deborah C. (Deb) Jolly, Director of Utilities Brad R. Cornwell, PLS, EI, Fire Chief William P. Hunt, Director of Public Works Daniel C. (Danny) Darst, Director of Parks and Recreation Charlie Holtzclaw, Director of Planning Services Walter (Walt) Scharer, AICP; and media representatives

**Absent:** Mayor W. Ted Alexander

Mr. Royster called the meeting to order at 6:00 p.m. and welcomed all who were in attendance. Mr. Mabry gave the invocation and Mr. Shores led the *Pledge of Allegiance*.

**A. Approval of Agenda:**

- 1) Motion to adopt the proposed agenda

**ACTION TAKEN:** Upon a motion by Mrs. Patterson, second by Mr. Shores, City Council voted unanimously to approve the agenda as presented.

**B. Special Presentations:**

- 1) Uptown Shelby Association (USA) Update – Wade Nichols, Executive Director

Prior to his presentation, Mr. Nichols provided Council with a handout entitled, Review of Progress 2009, and USA's news publication, "WHAT'S Uptown".

Mr. Nichols highlighted the following items included in his progress report:

- Nine new businesses have opened since January 1, 2009
- Four businesses have closed since January 1, 2009

Mr. Nichols noted one internal business move and a business name change in Uptown Shelby.

With regard to the Center City Master Plan implementation, Mr. Nichols mentioned the following:

- Twenty-two Open for Business banners are in use in Uptown Shelby
- Cooperative advertising efforts with ValPak, the Gateway mural, the upcoming “Foothills Spotlight” publication, and Channel 33
- Participation in the Wayfinding Project this summer

Mr. Nichols said that USA is best known for their promotional programs and announced the following:

- Alive After Five season is set to begin on May 21, 2009
- Wachovia Movies a la Mode began in April 2009
- An expanded Livermush and Fall Expo
- Carriages have been scheduled for Christmas 2009
- The Christmas parade is December 20, 2009

Mr. Nichols stated that one grant under the Façade Improvement Grant Program has been approved since January 1, 2009. He also said that currently seven Uptown businesses are receiving rental assistance ranging from \$50 to \$200 per month under that program.

Under new features, Mr. Nichols added that a basic business plan summary and financial projections are now required by applicants for USA’s incentive programs. Mr. Nichols has also published a target list outlining areas of retail leakage.

To conclude, Mr. Nichols summarized USA’s challenges as follows:

- A pending retirement of one shop owner with no succession plan
- Protecting the future of the Rogers Theatre
- Sustaining the revenue base and building up that base through improvements to the Municipal Service District tax values

## 2) The Carolina Thread Trail Project – Walter Scharer, Director of Planning Services

Mr. Scharer introduced his presentation by stating The Carolina Thread Trail Project is a 15-county, two-state initiative designed to inspire and facilitate the creation of a “green interstate system” of major trails and conservation lands created by connecting smaller trail systems throughout the region that will grow together over time linking more than 2 million citizens. Mr. Scharer

said that Cleveland County is currently developing a countywide greenway plan for the project and the City is a key player in this planning effort. Mr. Scharer invited all residents to participate in an open house on May 7, 2009 at the Dover YMCA from 4:30 p.m. to 7:30 p.m. The public will have an opportunity to receive information and provide input for the preparation of the Countywide Greenway Master Plan in conjunction with The Thread Trail.

Next Mr. Scharer played a video entitled, “Carolina Thread Trail – Weaving Communities Together”, which provided information about the history, vision, and legacy of the project.

There was discussion about the project’s planning process and concept map. Under consideration as Cleveland County trails, Mr. Scharer mentioned three points of interest: the Broad River Greenway, South Mountain State Park, and Kings Mountain State Park.

Council received the information and took no action.

#### C. Public Hearing:

- 1) Consideration of the City of Shelby’s participation in the North Carolina Community Development Block Grant (CDBG) Program administered by the Department of Commerce through the Division of Community Assistance (DCA) and the Commerce Finance Center (CFC)

Mr. Howell reminded Council that in order for the City to participate in any CDBG program, a public hearing must be conducted prior to submitting an application. The required hearing is designed to let the public know the City’s intent to pursue CDBG grant funding.

Mr. Scharer added that these funds will be made available to local governments to assist with community development projects that serve low and moderate income residents. Types of programs funded include housing rehabilitation, multi-family housing development, infrastructure, economic development, and community revitalization programs. Mr. Scharer further stated that should the City choose to apply for any CDBG funds, a second public hearing will be held directly concerning that specific application and project.

Mr. Royster opened the public hearing at 6:31 p.m. and invited comments from the public.

The public offered no comments and Mr. Royster closed the public hearing at 6:32 p.m.

Council took no further action.

**D. Consent Agenda:**

**ACTION TAKEN:** Mr. Royster presented the consent agenda. Regarding Item 1, Mr. Ware expressed his objections to the procedures utilized during the public comment portion of the last Council meeting and to the minutes as written. By consensus, Council withdrew the minutes so they could be further reviewed and presented for separate consideration at a future Council meeting. Mr. Hopper made a motion to approve the amended consent agenda and the items which remained. After a second by Mr. Shores, the amended consent agenda and the remaining items were unanimously approved:

- 1) **WITHDRAWN – Approval of the Minutes of the Regular Meeting of April 20, 2009**
- 2) **Approval of Special Event Permit Application:**
  - a. **Cleveland County Fallen Firefighters Memorial Service on May 25, 2009**
- 3) **Approval of a resolution honoring Joyce A. Fortenberry on the occasion of her retirement from employment: Resolution No. 30-2009**
- 4) **Approval of a resolution awarding the contract for the City of Shelby's FY 2008-2009 Street Resurfacing Program: Resolution No. 31-2009**
- 5) **Approval of a resolution to adopt an Assistance Policy: Resolution No. 32-2009**
- 6) **Approval of a resolution authorizing the execution and delivery of a Financing Agreement and Deed of Trust, a Project Fund Agreement and related documents in connection with the financing of the acquisition, construction, and equipping of a fuel facility and the acquisition of various governmental equipment: Resolution No. 33-2009**
- 7) **City of Shelby's Fueling Station Project:**
  - a. **Adoption of an ordinance establishing a capital project and budgets for the City of Shelby's Fueling Station Project: Ordinance No. 15-2009**
  - b. **Approval of a resolution authorizing the City of Shelby's declaration of official intent to reimburse: Resolution No. 34-2009**

**END CONSENT AGENDA**

**E. Unfinished Business: None**

**F. New Business: None**

**G. City Manager's Report:**

**1) Discussion of dates for budget workshops**

By consensus, budget workshop sessions were scheduled for May 11 and May 12, 2009 from 12:00 noon to 1:30 p.m. at City Hall Council Chamber.

**2) Airport Terminal Update**

Mr. Howell mentioned that the airport terminal project will bid in mid-May 2009.

**3) Westside Utility Projects Update**

Mr. Howell mentioned that the Westside Utility Projects are progressing and scheduled to be completed by the end of the year.

**4) Legislative Updates**

Mr. Howell said that Mayor Alexander, Mr. Hopper, and he will be attending Town Hall Day on May 6, 2009. He will provide Council with an update following that event. Mr. Howell urged Council members to contact our local legislators concerning the issues previously discussed on April 20, 2009.

**H. Council Announcements and Remarks:**

**1) At Mayor Alexander's request, Mr. Royster mentioned that Shelby's own regional favorite and staple, livermush, and the festival named in its honor, the Livermush Expo, will be featured on a national television program aired by the Travel Channel on May 5 and 12, 2009.**

**I. Adjournment:**

**1) Motion to adjourn**

**ACTION TAKEN:** Upon a motion by Mr. Shores, second by Mr. Hopper, City Council voted unanimously to adjourn the meeting at 6:45 p.m.

Respectfully submitted,

**Bernadette A. Parduski, CMC**  
City Clerk

**Michael R. Royster**  
Mayor Pro tempore

**Minutes of May 4, A. D. 2009**